



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: July 18, 2013
Applicant: Integrated Sign Associates
Case No.: PSP-12-03
Address: 2080 Otay Lakes Road
Project Planner: Caroline Young

Notice is hereby given that on July 18, 2013, the Zoning Administrator considered Planned Sign Program Modification (PSP) application PSP-12-03, filed by Integrated Sign Associates ("Applicant"). The Applicant requests a PSP modification of the previously approved Planned Sign Program, PSP-08-03, for the Eastlake Professional Center. The Project is located at 2080 Otay Lakes Road ("Project Site") and is owned by Pathfinder Otay Holdings LLC ("Property Owner"). The Project Site is zoned Planned Community (PC) with a General Plan designation of Commercial Office (CO). The Project is more specifically described as follows:

The Project includes the modification of a Planned Sign Program for Eastlake Professional Center to increase the size of the existing monument sign along Otay Lakes Road, and proposed new monument, way finding, and tenant building signs for the Eastlake Professional Center. The tenant suites within the center can not be seen along Otay Lakes Road, therefore, according to the Applicant, has caused a loss in leasing the vacant site to future tenants. The proposed tenant signage on the monuments sign will increase awareness and activity within the center.

Planning Staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the Project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. No further environmental review is necessary.

The Zoning Administrator finds that the Planned Sign Program complies with the requirements of Chapter 19.60 of the Chula Vista Municipal Code and is consistent with the adopted Otay Ranch SPA Planned Community. The Zoning Administrator approves the request based on the following findings of fact:

1. That the proposed signage is consistent with the Eastlake II Sectional Planning Area (SPA) Plan.

The proposed Planned Sign Program modification provides sign guidelines for Eastlake Professional Center in conformance to the Eastlake II SPA Plan Planned Community (PC) District Regulations. The proposed sign modification complements the existing architecture of the center.

2. The proposed Planned Sign Program is consistent with the design and/or development standards of the Eastlake II SPA Plan.

The proposed Planned Sign Program provides sign guidelines for Eastlake Professional Center in conformance to the design regulations. The proposed Planned Sign Program modification compliments the existing architecture of the building.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Planned Sign Program Modification PSP-12-03, as described above subject to the following conditions of approval:

I. Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirement:

Planning Division:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/Representative

Date

2. Continue to comply with and implement all conditions of approval set forth in previously approved PSP-08-03.

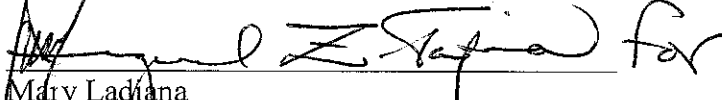
Land Development Division:

3. All signs located within the public right-of-way shall require an encroachment permit approved by the City Engineer.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for PSP-12-03, date stamped approved on July 18, 2013, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 18th day of July 2013



Mary Ladiana
Zoning Administrator